



9 Defoe Close, Whiteley, PO15 7JF

Asking Price £435,000



Defoe Close |

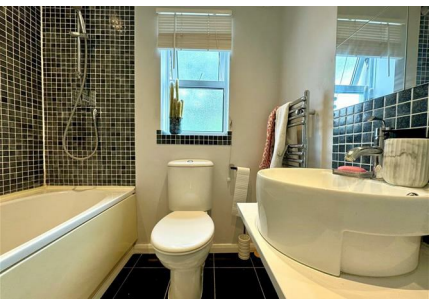
Whiteley | PO15 7JF

Asking Price £435,000

W&W are delighted to offer for sale this well presented and improved three bedroom detached family home situated on an enviable corner plot. The property boasts three bedrooms, three reception rooms, kitchen, conservatory, utility room, cloakroom, family bathroom & en-suite shower room to the main bedroom. The property sits on a corner plot providing front & rear landscaped gardens as well as driveway parking for multiple vehicles.

Defoe Close is situated in the ever popular 'Sweethills Crescent' area of Whiteley, the shopping centre is just a 15 minute walk away providing a variety of shops, eateries and other amenities. The A27 & M27 are easily accessible as is Swanwick Train Station. Whiteley School is also within walking distance and bus stops close by with links to local Secondary Schools - Henry Cort Community College and Swanmore College





Well presented & improved three bedroom detached family home tucked away at the top of a quiet cul de sac

Enviably corner plot providing front & rear gardens

Entrance hall enjoying engineered wood flooring flowing into the lounge, dining room, family room, stairs, landing & bedroom two

Feature oakwood staircase with slate features to the staircase & glass balustrade

Lounge enjoying built in understairs storage cupboard

Kitchen with built in oven/hob & space for additional appliances

Dining room with double doors opening into the conservatory

Conservatory with door opening out onto the rear garden

Utility room providing additional storage space & plumbing for appliances

Downstairs cloakroom

Family room to the ground floor with built in storage cupboards

Main bedroom enjoying modern en-suite shower room

Two additional bedrooms both benefitting from built in wardrobes

Main bathroom comprising three piece white suite

Landscaped garden majority laid to lawn with paved patio, decked sun terrace, shingled area & display flower/shrubby beds

The garden also enjoys a summer house with power/lighting to remain

'In our opinion' we feel that the garden offers a great degree of privacy

Driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

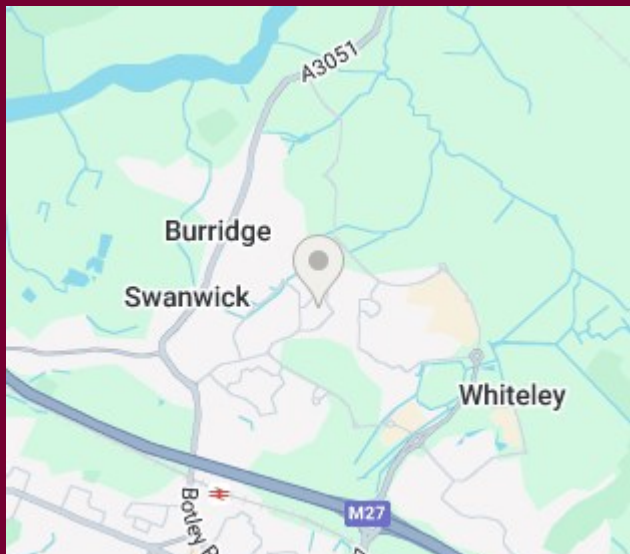
Sewerage - Mains

Heating - Gas central heating

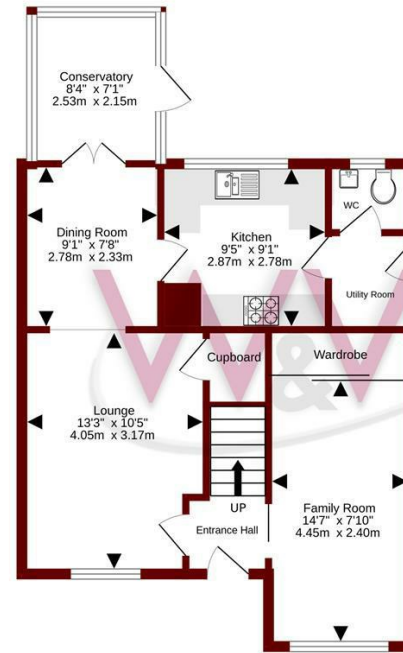
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin Media

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

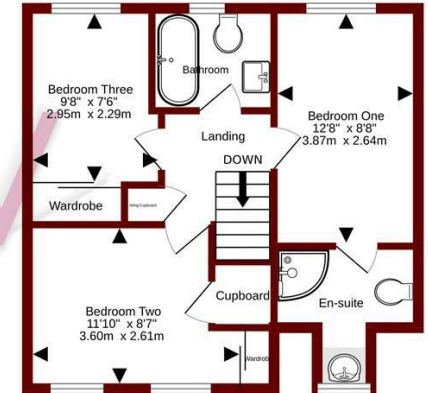
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



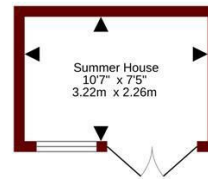
Ground floor
566 sq.ft. (52.6 sq.m.) approx.



1st floor
430 sq.ft. (39.9 sq.m.) approx.



Summer House
79 sq.ft. (7.3 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

PO15 7PD

01489 580800

whiteley@walkerwaterer.co.uk

www.walkerwaterer.co.uk